

Our Ref. : DD104 Lot 3719 S.C RP Your Ref. : TPB/A/YL-NSW/337

The Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong



By Email 8 April 2025

Dear Sir,

1st Further Information

Proposed Temporary Warehouse for Storage of New Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" and "Residential (Group D)" zones, Lot 3719 S.C RP (Part) in D.D.104, Pok Wai, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-NSW/337)

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our or the undersigned at your convenience.

Thank you for your kind attention.

Yours faithfully,

For and on behalf of R-riches Property Consultants Limited

Louis TSE Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Gary LAM (Attn.: Ms. Anna TONG email: gtllam@pland.gov.hk) email: akytong@pland.gov.hk)

Responses-to-Comments

Proposed Temporary Warehouse for Storage of New Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" <u>and "Residential (Group D)" Zones, Lot 3719 S.C RP (Part) in D.D. 104, Pok Wai, Yuen Long, New Territories</u>

(Application No. A/YL-NSW/337)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses			
1.	Comments of Chief Town Planner, Urban Design and Landscape,	Planning Department (CTP/UD&L, PlanD)			
	(Contact Person: Mr. Samuel HUI; Tel: 3565 3957)				
(a)	According to para. 5.13 of Executive Summary, all existing trees	The application site (the Site) currently consists of soiled ground and partially hard-			
	will be affected and it is not proposed to retain any of the	paved. No tree has been identified within the Site. To enhance visual and			
	existing trees at the Site. However, no tree information,	landscape quality, peripheral planting with climbing species along the 2.5 m high			
	proposed tree treatment and mitigation measure(s) are	solid metal fence wall will be adopted along the northern site boundary to			
	provided in the application.	separate the proposed development from the nearby dwellings.			
2.	Comments of District Planning Officer/Fanling, Sheung Shui & Yu	en Long East, Planning Department (DPO/FSYLE, PlanD)			
	(Contact Person: Mr. Gary LAM; Tel: 3168 4043)				
(a)	Please confirm that all items would be stored within fully	All good will be stored within fully enclosed structures within the Site. No			
	enclosed structures, and no dangerous goods will be stored and	dangerous goods will be stored and no open storage or workshop activities will be			
	no open storage or workshop activities will be carried out at the	carried out within the Site.			
	Site;				



(b)	According to Plan 9, a green wall would be erected along the northern boundary of the Site. Please specify the height of the green wall; and	To enhance visual and landscape quality, peripheral planting with climbing species along the 2.5 m high solid metal fence wall will be adopted along the northern site boundary to separate the proposed development from the nearby dwellings.
(c)	Please confirm whether solid metal fence wall would be erected	
	along the remaining boundaries of the Site. If so, please advise	
	the details of the fence wall.	
3.	Comments of District Lands Officer/Yuen Long, Lands Departmen	t (DLO/YL, LandsD)
	(Contact Person: Mr. WONG; Tel: 2443 3474)	
(a)	Unauthorized structure(s) within the said private lots) covered	Noted. The unauthorised structures erected on the concerned lot will be
	by the planning application	demolished by the applicant after planning approval has been obtained from the
		Town Planning Board (the Board). The applicant will submit Short Term Waiver
	There are unauthorized structures on the private lot no. 3719	(STW) application to rectify the applied use erected on the concerned lot after
	S.C RP in D.D. 104. The lot owner(s) should immediately	planning approval has been obtained from the Board. No structure is proposed
	rectify/regularize the lease breaches and this office reserves the	for domestic use.
	rights to take necessary lease enforcement action against the	
	breaches without further notice.	
(1.)		
(b)	If the planning application is approved, the lot owner(s) shall	
	apply to this office for a Short Term Walver (STW) to permit the	
	for STM will be considered by the Covernment in its capacity as	
	a landlord and there is no guarantee that they will be approved	
	The application if approved will be subject to such terms and	
	conditions including the navment of waiver fee and	
	administrative fee as considered appropriate by LandsD	



	Besides, given the proposed use is temporary in nature, only				
	erection of temporary structure(s) will be considered.				
4. (Comments of Commissioner for Transport (C for T)				
((Contact Person: Mr. Donald LEUNG; Tel: 2399 2778)				
(a)	Please advise the maximum number of new vehicles to be stored	The Site will be used as warehouse for storage of about 200 new vehicles including			
	in the subject site.	private cars, taxis, light goods vehicles and light buses within the Site, which are			
		the same as those in the applicant's original affected business premises in Hung			
		Shui Kiu.			
(b)	Please update the swept path analysis by adding RM1103	Swept path analysis with "Centre line" of Kam Pok Road and the most critical			
	"Centre Line" of Kam Pok Road to demonstrate no vehicles	scenario of container parking is attached in Plan 1 for your consideration.			
	would encroach into the opposite lane when vehicle leaving the	Sufficient space is provided for vehicles to smoothly manoeuvre within the Site.			
	site.	Although the swept path analysis of container vehicle will encroach slightly onto			
		the opposite traffic lane when egressing from the proposed development and			
(c)	Please provide the most critical scenario of container vehicle	making a left-turn, it is envisaged that the time required for encroachment will be			
	parking to demonstrate smooth manoeuvring of vehicles could	very short. Also, the alignment of section Kam Pok Road outside the proposed			
	be achieved.	development is straight, and clear sightline could be provided for the proposed			
		run-in/out of the proposed development. Hence it is considered that the			
		arrangement proposed run-in/out is acceptable from traffic engineering point of			
		view.			
(d)	The delivery of new vehicles to the subject site shall be carried	Noted. The delivery of new vehicles to the Site will only be carried out during the			
	out in off-peak hour (10:00 - 16:00).	off-peak hour (i.e. 10:00 – 16:00).			
(e)	Should vehicles under the captioned application use Fairview	Noted. The applicant will liaise with the management party of Fairview Park			
	Park Boulevard as site access, the applicant should seek consent	Boulevard on the right of using the access after planning approval has been			
		obtained from the Board.			



	from the management party of Fairview Park Boulevard on the right of using the access.	
(f)	Given a wide run-in is proposed in the subject site and the access of heavy vehicles, the applicant should recommend necessary measures, such as provision of amber revolving lanterns at the site entrance, to enhance both pedestrian and road safety.	No gate is proposed at the Site's ingress/egress to facilitate the smooth entry of vehicles onto the Site. Amber revolving lanterns will be provided at the site entrance. Besides, staff will be deployed at the ingress/egress to direct incoming and outgoing container vehicle. 'BEWARE OF HEAD ON TRAFFIC' and 'BEWARE OF PEDESTRIAN' signs will also be provided at the Site's ingress/egress to enhance road and pedestrian safety.



